

A BAC is based upon the findings of the three boundary evidence components (LSR (-LDR and COS) and CIP). It cannot take into account any other boundary evidence findings unless clearly noted. The BAC should not be mistaken for a land survey. The BAC is only as good as the boundary evidence it is built upon.

4. REQUEST AND CERTIFICATES

The LSSR can be used to request or receive any of the three SBE Certificates. The LSR and CIP address separate aspects of boundary evidence, each providing a portion of the total boundary assurance process. The BAC is used in those cases where all three boundary evidence components have been evaluated, and when we can authorize an assurance on the boundary location. The SBE process includes the following request, report, and certificates.

A. Land Survey Services Request (LSSR)

The LSSR is acceptable to request SBE Certificates. The Request should contain all of the relevant information known to the submitting bureau or office. Depending upon the needs of the bureau or office, the SBE Certificate(s) can provide a number of informational services. The Request should be filled out in collaboration with the DOI Land Surveyor.

B. Land Surveyor Report (LSR)

During the SBE process, land description and land survey evidence often is evaluated simultaneously. For this reason they can be combined in the LSR. The LSR consists of four parts: the LSSR, the land description evaluation (if applicable), the land survey evaluation (if applicable), and the Report. Depending upon the needs of the bureau or office, the LSR may provide a number of informational services, including:

1. The review of boundary description(s) of land and/or interests in land, including surrounding interests when necessary;
2. The condition of the corner monuments, boundary line markings, and the sufficiency of the boundaries for the intended land use, based upon:
 - i. minimal research to provide a general summary,
 - ii. a search of Federal records, local public records, and private records, and
 - iii. a field inspection;
3. The CadNSDI location reliabilities of the tract corners and boundaries;
4. Reporting of the area as shown on the official plat(s) (GLO/BLM);
5. Reporting of area based upon other sources;
6. The review of land surveys and other boundary location information on the location of the corners and boundary lines of land and/or interest in land

described, out to the controlling corners and lines, from the original survey to date;

7. A history of corner recovery, a description of every corner:
 - i. without a field visit, or
 - ii. with a field visit;
8. A history of lines, a description of every record or computed measurement between corners;
9. The sufficiency of the corners and/or lines for the intended land use; and/or
10. Other related information (after a discussion between the AO and surveyor).

The land description review will require a search of all possible sources of title and related documents. The land survey evaluation will require a search of all possible sources of land surveys and related documents, including recorded and unrecorded, Federal, tribal, State, local, and private records. A DOI Land Surveyor or CFedS compiles and evaluates an LSR under the direction and control of a CILS.

C. Certificate of Inspection and Possession (CIP)

A CIP consists of two parts: the LSSR and one of the two forms of the CIP from the Department of Justice. These latter forms are contained in the *Standards for the Preparation of Title Evidence in Land Acquisitions by the United States 2001* (DOJ forms attached and available at: <http://www.usdoj.gov>). See the DOJ Title Standards for use of the forms for title evidence purposes. The DOJ forms are the only acceptable forms. We encourage attachments providing further explanations and clarifications for boundary evidence CIP.

Form #1 is designed to be completed by one individual. Form #2 is designed to be completed by two individuals. For boundary evidence purposes, the forms are to be adopted to report on-the-ground inspection of the boundary and corners by a DOI Land Surveyor or CFedS, under the direction of a CILS for acquisitions, exchanges, withdrawals, leases, permits, conversions, transfers, partitions, rights-of-way, transactions, and other activities.

Bureau and office inspection personnel for cultural, engineering, historical, hazardous, or environmental matters should coordinate their inquiries and inspections with the boundary CIP.

D. Boundary Assurance Certificate (BAC)

Subject to the limitations stated in section 3D, a BAC consists of an LSSR, LSR, and CIP, and a statement of known boundary location defects, conflicts, ambiguities, gaps, overlaps, unwritten rights, and failure of land descriptions, land surveys, use and occupancy, and other boundary evidence for a tract of land, compiled by and signed by a DOI Land Surveyor or CFedS. A CILS approves the BAC.

CAUTION: A BAC is not a land survey, and will not be used in lieu of a land survey. An actual land survey may reveal further evidence or clarify the proper use of existing evidence thereby resulting in a different corner or boundary location than certified to in the BAC.